



the voice of experience

SECOND FLOOR



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www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



£160,000

Flat 2 9 Victoria Park , Dover CT16 1QR

- **SPACIOUS THREE BEDROOM FLAT**
- **CHAIN FREE**
- **CASH BUYERS ONLY**
- **GRAND GRADE II LISTED BUILDING**
- **CLOSE TO TOWN CENTRE**
- **ENERGY RATING - C (71)**



To arrange a viewing please call **01304 246111**



DRAFT DETAILS. THIS SPACIOUS THREE BEDROOM FLAT MUST BE VIEWED TO BE APPRECIATED. This property is set on the second floor in this grand Grade II listed building. There is a good size lounge/diner with distant sea views. The property benefits from gas central heating. Cash buyers only.

An early viewing is highly recommended on this chain free property.

Situated in this grand Grade II Listed building, this second floor flat is within walking distance of the town centre, along with the St James shopping area featuring a Marks & Spencer Food Hall, Cineworld and Next amongst others. The beautiful sea-front and the main-line Priory railway station are just a short walk away. From Priory you can catch the fast link train to London St Pancras in 1 hour 6 minutes. There are good access routes to the A2/M2 to Canterbury and London too. The area provides a good range of primary and secondary schools, together with the Dover Boys' and Girls' Grammar Schools.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

From the communal hallway, take the stairs to the second floor. Door to flat. Front door opening to entrance hall.

Entrance Hall

Doors to lounge/diner, bedroom two and kitchen.

Lounge/Diner

18'1 x 17'4 (5.51m x 5.28m)

Two windows to rear with views over Dover and distant sea views. Radiator x two. Fireplace. Door to bedroom one.

Bedroom 1

17'9 x 15' (5.41m x 4.57m)

Two windows to rear with distant sea views. Two radiators. Storage cupboard.

Bedroom 2

12'10 x 11' (3.91m x 3.35m)

Window to front. Fireplace. Radiator.

Kitchen

10'3 x 7'6 (3.12m x 2.29m)

Fitted with a limited number of cupboards. Sink, including a two door electric Aga cooker (not tested), washing machine and fridge. Wall mounted boiler. Window to front. Door to lobby area.

Lobby Area

Doors to bathroom and bedroom three.

Bedroom 3

11'7 x 9' (3.53m x 2.74m)

Radiator. Window to front. Fireplace.

Bathroom

6'9 x 6'4 (2.06m x 1.93m)

Panelled bath with shower attachment. Low level WC and wash basin. Radiator. Frosted window to front.

Store Room

6'8 x 3'9 (2.03m x 1.14m)

LEASE DETAILS

The vendor has advised that the lease is 99 years from December 1986 so approximately 60 years remaining. The annual ground rent is £45.00. The service charge per annum is £980. The flat has to pay 20% of any works carried out to the building.

The above information should be checked by your local representative before proceeding.

Energy Rating - C (71)



Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons
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